013.0	0007	0011.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,022,200	/	1,022,200
USE VALUE:	1,022,200	/	1,022,200
ASSESSED:	1,022,200	/	1,022,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
110		LAKE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ZUCCO NANCY L
Owner 2:	
Owner 3:	
Street 1:	110 LAKE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	LEOTSAKOS THEODORE M -
Owner 2:	ZUCCO NANCY L -
Street 1:	110 LAKE ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,500 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1927, having primarily Vinyl Exterior and 2712 Square Feet, with 3 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 14 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5500.000	596,400	4,600	421,200	1,022,200
Total Card	0.126	596,400	4,600	421,200	1,022,200
Total Parcel	0.126	596,400	4,600	421,200	1,022,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 376.97 | /Parcel: 376.9

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	10641
GIS Ref	
GIS Ref	
Insp Date	04/18/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 013.0-0007-0011.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	596,800	4600	5,500.	421,200	1,022,600	1,022,600	Year End Roll	12/18/2019
2019	104	FV	439,200	4600	5,500.	447,500	891,300	891,300	Year End Roll	1/3/2019
2018	104	FV	437,700	4600	5,500.	326,400	768,700	768,700	Year End Roll	12/20/2017
2017	104	FV	412,100	4600	5,500.	284,300	701,000	701,000	Year End Roll	1/3/2017
2016	104	FV	412,100	4600	5,500.	242,200	658,900	658,900	Year End	1/4/2016
2015	104	FV	370,100	4600	5,500.	236,900	611,600	611,600	Year End Roll	12/11/2014
2014	104	FV	370,100	4600	5,500.	194,800	569,500	569,500	Year End Roll	12/16/2013
2013	104	FV	384,000	4600	5,500.	185,300	573,900	573,900		12/13/2012

!1309!

PRINT

Date	Time
12/10/20	16:56:50

LAST REV

Date	Time
12/31/18	15:42:49
mmcmakin	
1309	

USER DEFINED

Prior Id # 1:	10641
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LEOTSAKOS THEOD	1537-50	1	11/15/2018	Estate/Div	1	No	No		
	1105-377		12/21/1992			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/13/2008	1414	Manual	4,400					rebuild guard rail
7/10/2008	766	Manual	23,600					finish 3rd fl inte
8/15/2001	561	Add Bath	21,500	C				REMODEL 2 BATHS-AD
7/9/1998	454	Dormers	14,000					DORMER
1/12/1998	21	Wood Dec	12,000					REPLACE WDKS
3/13/1996	58		2,500					REMODEL KITCHEN

ACTIVITY INFORMATION

Date	Result	By	Name
4/18/2018	Inspected	BS	Barbara S
4/9/2018	MEAS&NOTICE	BS	Barbara S
5/12/2009	Measured	372	PATRIOT
11/8/2000	Inspected	264	PATRIOT
11/8/2000	Hearing Chag	264	PATRIOT
9/29/1999	Mailer Sent		
9/29/1999	Measured	163	PATRIOT
5/28/1999		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5500		Sq. Ft.	Site		0	80.	0.96	1			Med. Tr	-10					421,201						421,200	

Total AC/HA: 0.12626 | Total SF/SM: 5500 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 421,201 | Spl Credit | Total: 421,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2T - 2 & 3/4 Sty		
(Liv) Units:	3	Total:	3
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1927	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:	1	Rating:	Average
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	0.95268083
Const Adj.:	0.98000199
Adj $ / SQ:	158.717
Other Features:	148000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	732729
Depreciation:	136288
Depreciated Total:	596441

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	14	BRs:	6	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
1	9	4	
Totals			
2	14	6	

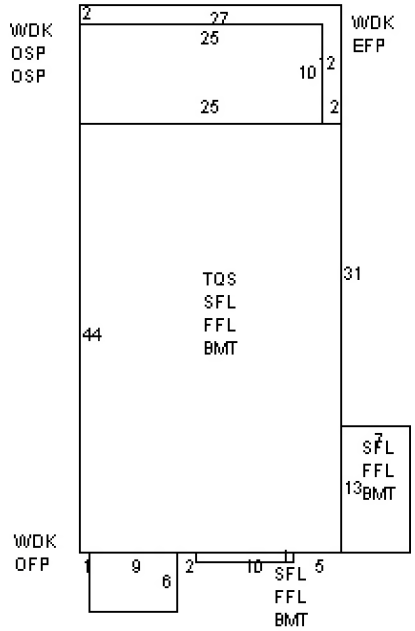
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	158.72
Special Features:	0	Val/Su Net:	103.47
Final Total:	596400	Val/Su SzAd	171.92

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,289	47.620	61,376
FFL	First Floor	1,289	158.720	204,586
SFL	Second Floor	1,289	158.720	204,586
TQS	3/4 Story	891	104.750	93,335
OSP	Screen Porch	500	21.340	10,672
WDK	Deck	378	8.470	3,203
EFP	Enclos Porch	74	62.740	4,642
OFP	Open Porch	54	43.120	2,328
	Net Sketched Area:	5,764	Total:	584,728
Size Ad	3469	Gross Are	6061	FinArea 2712

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
TQS	100	UNF	85		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 013.0-0007-0011.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	19X18	A	AV	1927	22.31	T	40	104			4,600			4,600

More:	N	Total Yard Items:	4,600	Total Special Featues:		Total:	4,600